



6 Wandesford Grove, Hipswell, Catterick Garrison

Offers in The Region of £125,000

Sitting in a cul de sac within this highly sought after area, this two bed roomed semi detached house offers generous living space complemented by a substantial private garden. The property benefits from being offered with no upward chain making it an ideal purchase for first time buyers, investors or those looking to downsize. The ground floor comprises an inviting living room, a spacious kitchen and a practical entrance porch. Upstairs you will find two generous double bedrooms and a well appointed bathroom. Outside, the large west facing rear garden is a true suntrap, basking in afternoon and evening sunlight, perfect for relaxation and entertaining. Having been recently redecorated throughout and fitted with new carpets, this move in ready home awaits your viewing. An early viewing is highly recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

6 Wandesford Grove, Hipswell, Catterick Garrison

Sitting in a cul de sac location in this very popular area, this two bedrooomed semi detached house provides generous living spaces which are complimented with a large garden. To the ground floor there is a living room, a large kitchen and a useful porch, with the first floor having two double bedrooms and a bathroom. Externally there is a large West facing garden which enjoys the afternoon and evening sun. It has been redecorated and had new carpets fitted and will be of interest to a range of buyers.

Entrance Lobby:

Accessed via a secure upvc part glazed front door and featuring a radiator and stairs leading to the first floor.

Living Room:

A bright and welcoming reception room, flooded with natural light from its upvc double glazed window to the front, a radiator and gas fire.



Kitchen:

This spacious and practical kitchen is fitted with a full set of wall and base units topped with complementary work surfaces providing ample storage and prep space.



It includes an electric cooker and plumbing for a washing machine. A upvc double glazed window frames pleasant views over the rear garden and a handy stable style door leads to the porch.



Porch:

A highly practical addition, this versatile space is ideal for storing coats, shoes and outdoor equipment, proving direct access to both the front and rear of the property.



First Floor Landing:

Providing access to all first floor rooms, the landing benefits from loft access offering excellent storage potential and a upvc double glazed window adding light.

Bedroom 1:

A spacious double bedroom benefitting from fitted wardrobes providing excellent storage, a built in cupboard, a radiator and a upvc double glazed window.



Bedroom 2:

Another well proportioned double bedroom featuring a built in cupboard, a radiator and a upvc double glazed window.



Bathroom:

Fitted with a clean classic white suite comprising a WC, a wash hand basin and a bath with a fitted electric shower above, ensuring constant hot water. There is a radiator and a upvc double glazed window.



External

The property is set back from the road on a slight elevation behind a mature and well stocked front garden, ensuing privacy and kerb appeal.

The highlight is the substantial west facing rear garden. A true suntrap, it is perfect for enjoying the afternoon and evening sun. The garden features multiple seating areas, a lawn and includes a useful timber shed for storage.



Additional Information

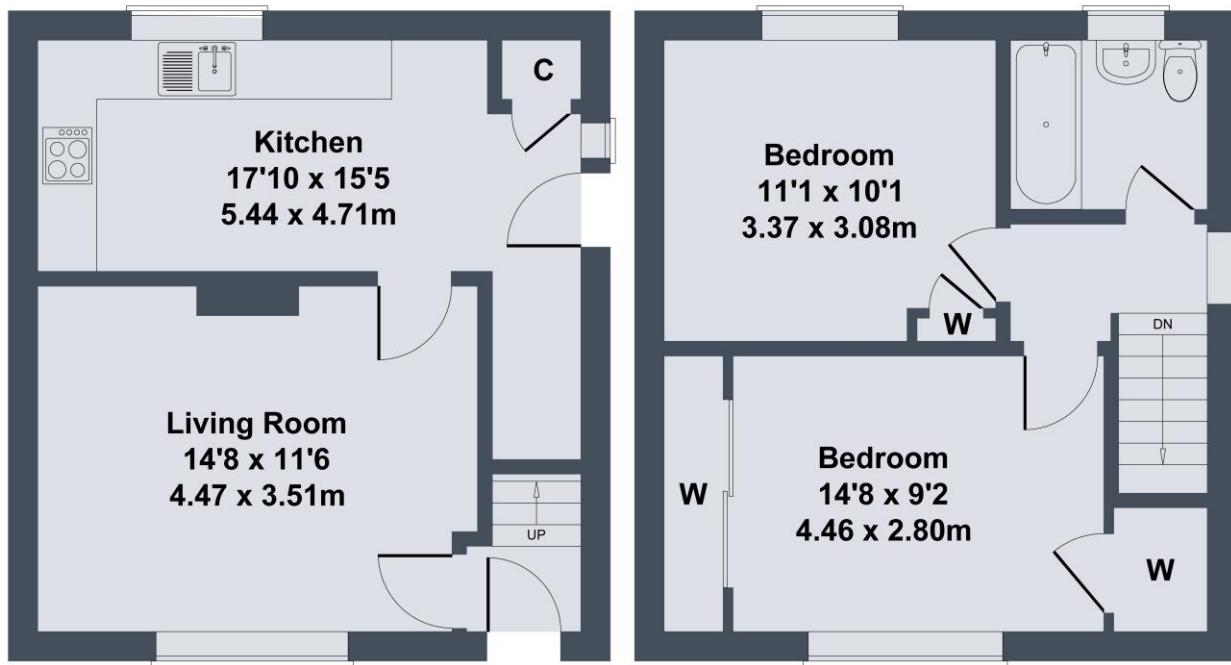
The postcode is DL9 4BH and the Council Tax Band is B.

The property is warmed by a gas fired central heating system with the Baxi boiler conveniently located in the kitchen.

There is readily available communal parking to the front of the property.



6 Wandesford Grove, Catterick Garrison



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

irvings
sales • lettings

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.